

Florence Township Council Regular Session 5/16/18

Florence, New Jersey
May 16, 2018

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Ostrander at 8:00 PM. Council President Ostrander led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was sent to Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 4, 2018. Notice was advertised in the Burlington Co. Times on January 10, 2018.

Present: Frank Baldorossi, Ted Lovenduski, Jerry Sandusky, David Woolston, Paul Ostrander

Also present: Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Township Administrator, Kelly Grant, Esq., Township Solicitor; Nancy L. Erlston, Township Clerk

Absent: Mayor Craig H. Wilkie

MINUTES

Sandusky made a MOTION; seconded by Lovenduski to approve the following minutes. Voice vote – all ayes. Motion carried. Unanimous approval.

- Township Council Regular Session – April 18, 2018; May 2, 2018

FINANCIAL CORRESPONDENCE

It was the MOTION of Woolston; seconded by Baldorossi to receive and file the Township Clerk's Monthly Report for April 2018, the Court Administrator's Monthly Report for April 2018, the Chief Financial Officer's Cash Report and Budget Report for April 2018, the Tax Collector's Water & Sewer Monthly Report for April 2018 and the Tax Collector's Tax Monthly Report for April 2018.

Voice vote - all ayes. Unanimous approval.

It was on the MOTION of Lovenduski; seconded by Sandusky to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

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REGULAR CORRESPONDENCE

- A. Social Affair Permit, Francis W. Robbins Post 194 American Legion, American Legion Riders Annual Picnic, June 9, 2018 12:00pm to 10:00pm.

It was the Motion of Baldorossi, seconded by Woolston to receive and file Correspondence A. All ayes.

APPLICATIONS

- A. Civic Association, Non-Draw Raffle, June 14th through 17th Roebbling Carnival located on Nyikita Field to benefit the Florence Township Education Association
- B. Florence Township Football Association, Off-Premise 50/50 Raffle, June 11, 2018 7:15pm Coates Field to benefit the Florence Township Baseball Association.

It was the Motion of Sandusky, seconded by Baldorossi to approve Applications A & B. All ayes.

PUBLIC COMMENTS

Council President Ostrander opened the meeting to the public at this time.

Melanie Mieczkowski, 1000 West Fourth Street, thanked everyone for installing the signs that she requested for speed limit and children at play. She has noticed a big difference.

It was the Motion of Sandusky, seconded by Lovenduski to close the public portion of the meeting. All ayes.

RESOLUTIONS

RESOLUTION NO. 2018-130
Approve Memorandum of Understanding Between
the Township of Florence and the Florence Township School District
for a School Resource Officer

RESOLUTION NO. 2018-131
Approve Release of Maintenance Bond
Pulte Homes, Estates at Oak Mill

RESOLUTION NO. 2018-132
Approve Release of Maintenance Bond
Legacy at Meadowcroft – Gres Paving

RESOLUTION NO. 2018-133
Water/Sewer Payment Plan for Block 16, Lot 7
726 West Front Street

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RESOLUTION NO. 2018-134

**Authorize Refund
2018 Recreation Fees**

RESOLUTION NO. 2018-135

**Resolution of the Township Council of the Township of Florence
Referring a Proposed Redevelopment Plan for Parcels
Within the Roebling Steel Plant Redevelopment Area to the
Township Planning Board, and Directing the Planning Board to Take
Certain Actions Pursuant to N.J.S.A. 40A:12A-7(e)**

RESOLUTION NO. 2018-136

**Requesting Approval of the Director of the Division of Local
Government Services to Establish a Dedicated Trust by Rider for
Care and Treatment of the Florence Township Police Department
K-9 Pursuant to NJS 40A:5-29**

RESOLUTION NO. 2018-137

**Award Contract for 15% Sodium Hypochlorite Solution – Bulk
To: Miracle Chemical Company**

Council President Ostrander said Resolution No. 2018-135 is referring a Redevelopment Plan for the Roebling Steel Plant to the Planning Board. The revised date of the plan is May 16, 2018.

It was the Motion of Lovenduski and seconded by Woolston to approve Resolution Nos. 2018-130 through 2018-137.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

ORDINANCES

None at this time.

REPORTS

Committees, Boards and Officers:

Administration

Mayor

Council President Ostrander said Mayor Wilkie was not in attendance this evening because he was at a high school performance for his daughter. There are two proclamations on the agenda. One Mayor Wilkie will be reading on Friday morning at the Roebling Village Inn to honor the Burlington County Community Action Program. The second is a proclamation for Emergency

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Medical Services Week that is May 20 to May 26, 2018. He read the proclamation into the record. He thanked all those in Emergency Medical Services for all of their hard work and dedication. The efforts are appreciated.

Municipal Administrator

Administrator Brook said in the packet there was a report from Marty Eckert explaining that he is working with Amazon to organize a 5-K Run. The proceeds would go to support breast cancer awareness. Mr. Eckert wanted to make sure Council had the information. It will be one of the first 5-K's for a charity that Amazon has done in the United States. Mr. Eckert is very proud of their willingness to get involved and do things that are helpful and beneficial to the community as a whole. He suggested if there were any questions anyone could reach out to Mr. Eckert. It is planned for October.

Friday is the annual Memorial Service for Walter Kotch. It is scheduled for 12:00pm at the Municipal Building. If it is raining the services will be moved inside.

The township received a notice from the Department of Community Affairs. The state is setting up a provision called the Charitable Contribution Law. People can make a contribution to the municipality and potentially take a deduction from their taxes. He wanted to make Council aware. It is still in the early stages, there aren't even regulations yet for it. The state essentially passed a law and there are no regulations on how to implement it, there is no outline on how it physically works so if any residents ask any questions he would recommend they be told to call him. There is no sense for a municipality to consider it until the ramifications are understood and the pros and cons are clear.

Administrator Brook said he would like to acknowledge Chris Musso. He was here when there was discussion regarding the K-9 Program. Mr. Musso made a pledge of financial support for the animal. He has recently donated \$1,000.00 to Florence Township that will go into a separate trust fund. That was the resolution that was passed this evening. It was what is called a Dedication by Rider. Essentially, if anyone donates funds to the canine unit, the funds are dedicated solely to that use. He thanked Mr. Musso again, it was a very generous and thoughtful contribution he made to the K-9 Unit.

Assistant Municipal Administrator

Assistant Administrator Sahol said he provided to the governing body a photograph of the island at Fairbrook Drive and Route 130, the entrance to the Mallard Creek development. It is often difficult to maintain that area. It is dry, desolate and the spray from the salt kills everything. It is impossible to keep it alive. He would like to pave the site triangle portion in a way that is similar to the heavy concrete material that was used in the roundabout. It is a red, stamped concrete. Professional landscapers have advised that the rest of it could be maintained. Water & Sewer will install an irrigation system to keep the material alive and make a pleasant entrance to the development. Unless there are any concerns, he would like to move forward with the project. All were in agreement for Assistant Administrator Sahol to proceed.

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Also in the packet was a memo regarding some odd requests for what some people are considering storage or sheds. Someone took an old refrigerator truck, stripped the body off and left the refrigerator unit as a shed. There have been people who have taken the wheels off tractor trailers, people have dropped land/sea boxes and many other things. They completely contradict what one would think was the norm when thinking of a shed and what the Code intends. There are certain sizes for sheds and after that it becomes an accessory structure versus a shed. The Code can't really address these things at the present time. The recommendation from the Construction/Code Department as well as from Zoning is that some provision should be added to the Code that prohibits this type of use. It should define a shed in such a way that a line can be drawn so that anything beyond what is typically used as a shed would have to apply for type of a variance so the Zoning Board could make a determination. There are issues with these. They are not intended to be placed like this. They are being periodically moved like pods. The Code does address these as abandoned vehicles, but unfortunately right now the Code is contradictory. He wanted to introduce the issue to the governing body. He believes it is something that needs to be addressed. He will be checking to see what other municipalities have on the books. He wanted to gauge the governing body's interest before moving forward. The governing body is interested to see what other municipalities do.

There was a Preconstruction Meeting today for Hornberger Avenue Phase III and the large Road Program that is being taken on this year. It looks like the Road Program could possibly kick off within the next two to three weeks. There are many different things to work around, including the school schedule, the Carnival, Patriotic Day and others. It was a good meeting and a lot of people were at the table. Some streets were outlined that would have a minimal impact when it comes to any of those activities and events. Those have been rolled out for the contractor so he can develop what his proposed schedule would be. As soon as he receives that, he will share it with the governing body and put it out on the social media channels so the public would know the general timeframe of how the township will be proceeding. Hornberger Avenue will not be able to be addressed until after school is out. The children walk there and the concern is too great that they would not be able to walk on the sidewalks. Hornberger Avenue work will probably start the week of June 25th.

He noted the township had settlement today on the Locker Property. He has been working with Engineer Biegen and the demolition contractor and they should be moving very quickly.

Council President Ostrander inquired about the sidewalk project on Cedar Lane. Assistant Administrator Sahol said the weather has been a problem. The contractor thinks he may have an opportunity to pave the shoulder tomorrow. If that is done then everything is out of the lane of travel. At that point it will be behind the curbs and there would not need to be any barrels or signage.

New Business

- **ABC License Renewals**

Council President Ostrander said the renewals would be in June. The governing body was provided a report on renewals from Chief Brian Boldizar.

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Clerk Erlston said the renewal applications have been coming in. Right now, of the eighteen licenses, there are eight that are ready to be renewed. They can be done at the first meeting in June. She said she is working with the other license holders to get everything submitted on time to get them all renewed in June.

Public Comments: Open to the Public

Council President Ostrander opened the meeting to the public.

Helen Steck, Station Road, wanted to thank everyone in the Public Works Department who have been working with the residents in her area. It has been deplorable at certain times but they are working on it. The workers are very helpful. She described some of the work they performed.

It was the Motion of Woolston, seconded by Baldorossi to close the public comments. All ayes.

Councilman Sandusky said he had a few things to say. As was stated earlier, it will probably be raining for quite a few days. He happened to be riding through town and noticed many properties with high grass. He believed they are bank foreclosures and they look like they haven't been touched for at least a year or two. It looked very bad. He asked if the banks could be notified that they need to maintain the grass at the properties. He asked about the rail spur on Fifth Street. Administrator Brook said the contractor abandoned them. The township gave them the names of two local contractors who are very reliable. He anticipates it will be done any day now. Councilman Sandusky said near Saint Paul's the grass is really high. Administrator Brook said the owner reached out to the township and it will be taken care of.

Councilman Sandusky said a resident asked him if the township looks in the back yards of properties. Many of the front yards are concrete. Some of the foreclosure properties may need to be inspected in the rear also. Administrator Brook said that is a common practice for the township. He listed some of the properties that had recently been inspected. He discussed a property with multiple violations on Hornberger Avenue. The township is currently in litigation with the property owner because of the blighted state of the property. In all likelihood there will be a public hearing and then the property would be demolished. He said the township will continue to be diligent on property maintenance.

Council President Ostrander re-opened the public comment.

Fred Wainwright, 1011 Cedar Lane, said he mowed near a sign on the corner of the field and the grass was fairly high. One of the rocks the township had piled up on the edge of the mound was in the grass and tore up his mower blades. Assistant Administrator Sahol said the township will take care of the damage. He appreciates that Mr. Wainwright mows around it and he does a very good job. Administrator Brook reiterated that the township will replace the blades and they thanked him for all that he does.

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ADJOURNMENT

8:24 PM MOTION of Lovenduski; seconded by Sandusky to adjourn. Roll call vote – all ayes.
Motion carried. Meeting adjourned.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/aek